020.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,086,700 / 1,086,700
					USE VALUE:	1,086,700 / 1,086,700
					ASSESSED:	1,086,700 / 1,086,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOEFFLER EVAN/TRUSTEE
Owner 2:	SHAYNA W LOEFFLER IRREVOCABLE
Owner 3:	TRUST
Street 1:	53 SPY POND LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOEFFLER HERBERT H & SHAYNA -
Owner 2:	-
Street 1:	53 SPY POND LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,985 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Wood Shingle Exterior and 2293 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9985.000	291,600		795,100	1,086,700
Total Card	0.229	291,600		795,100	1,086,700
Total Parcel	0.229	291,600		795,100	1,086,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.86 | /Parcel: 473.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 14291

GIS Ref

GIS Ref

Insp Date 01/20/18

!1673!

PREVIOUS ASSESSMENT

Parcel ID 020.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,600	0	9,985.	795,100	1,086,700	1,086,700	Year End Roll	12/18/2019
2019	101	FV	235,200	0	9,985.	870,700	1,105,900	1,105,900	Year End Roll	1/3/2019
2018	101	FV	235,200	0	9,985.	554,100	789,300	789,300	Year End Roll	12/20/2017
2017	101	FV	235,200	0	9,985.	506,600	741,800	741,800	Year End Roll	1/3/2017
2016	101	FV	235,200	0	9,985.	411,600	646,800	646,800	Year End	1/4/2016
2015	101	FV	237,700	0	9,985.	411,600	649,300	649,300	Year End Roll	12/11/2014
2014	101	FV	237,700	0	9,985.	375,200	612,900	612,900	Year End Roll	12/16/2013
2013	101	FV	237,700	0	9,985.	357,000	594,700	594,700		12/13/2012

PRINT

Date	Time
12/10/20	17:14:41

LAST REV

Date	Time
10/24/19	15:26:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1673

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOEFFLER HERBER	66756-337		2/2/2016	Convenience	10	No	No		
	11773-186		12/2/1969		50,000	No	No		N

USER DEFINED

Prior Id # 1:	14291
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Inspected	BS	Barbara S
11/29/2017	Inspected	BS	Barbara S
2/4/2009	Meas/Inspect	294	PATRIOT
11/4/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9985		Sq. Ft.	Site		0	85.	0.94	2			Water F	30					795,102						795,100	

Total AC/HA: 0.22922 | Total SF/SM: 9985 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 795,102 | Spl Credit | Total: 795,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98402047
Adj $ / SQ:	126.201
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358215
Depreciation:	66628
Depreciated Total:	291587

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

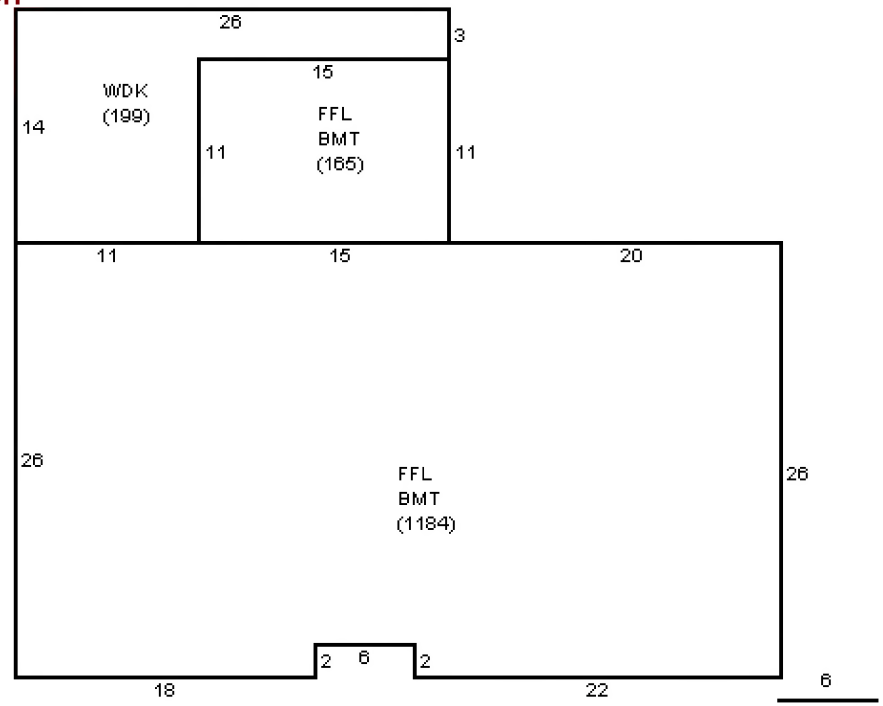
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.20
Special Features:	0	Val/Su Net:	100.66
Final Total:	291600	Val/Su SzAd	216.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,349	55.090	74,312
FFL	First Floor	1,349	126.200	170,245
WDK	Deck	199	10.850	2,159
	Net Sketched Area:	2,897	Total:	246,716
Size Ad	1349	Gross Are	2897	FinArea 2293

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	